

Meeting Notes
9/7/05 APC Comp Plan Committee
Maples at Springmill – Davis Investments.

Steve Harding of Bingham-McCale presented a site plan that had not previously been in the petition file. The updated site plan included a property that had previously been excluded from the proposed change in zoning. He stated that the additional property had been added in response to comments from the Town Council at the first introduction of the request. He stated that the site plan was a “concept plan.”

He further stated that the petitioner was considering amending the requested zoning district from MF-2 to SF-A, also in response to the comments of the Town Council. He stated that either of the two districts would require at least one variance to be granted before the petition could receive final approval from the Town Council.

APC subcommittee members asked questions about the following:

- Acreage of existing woodlands;
- Percentage of existing woodlands that would remain if developed in accordance with the amended site plan;
- Elevations, orientations, and building materials;
- Total number of units proposed;
- Emergency response provider access and dead-end streets;
- Private drive standards;
- Parking and parking enforcement;
- Amenity areas;
- Landscaping;
- Paths and Trails;
- First-floor square footage requirements;
- Height restrictions.

The following issues were identified as needing resolution prior to the October 5, 2005 meeting:

1. Need closure on exception
2. Revisit notice if SF-A – probably re-mail
3. Landscaping for neighbor
4. \$ for remainder of path if not platinum – Already R.O.W.
5. All new information must be funneled into the petition file.